

DRAKES

ESTATE AGENTS



Alcester Road, Hollywood, B47 5HQ

£470,000

- An Immaculate Modern Detached Property
- Three Bedrooms
- Lounge
- Spacious Family Dining Kitchen
- Family Shower Room
- Utility Room
- Guest WC
- Off Road Parking & Garage
- Good Size Rear Garden
- Delightful Cul-De-Sac Location



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

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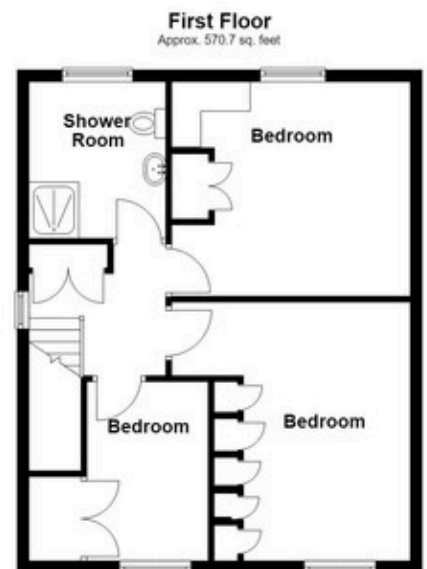
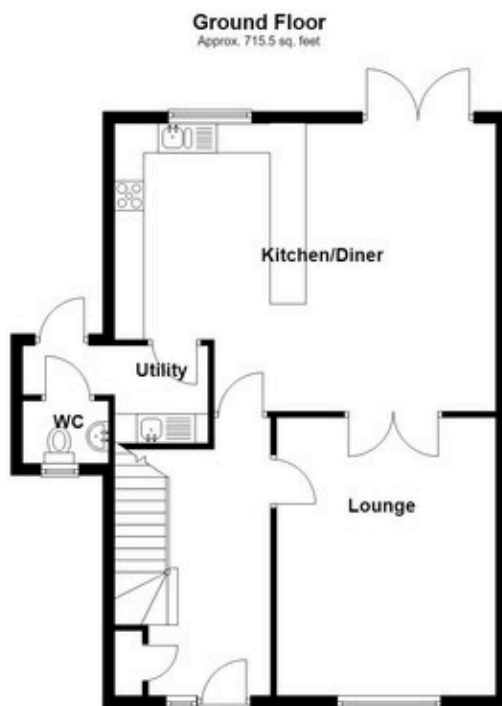


Lounge to front - 4.7m x 3.71m (15'5" x 12'2")
 Family Dining Kitchen to rear - 4.78m max x 6.5m (15'8" x 21'4")
 Utility Room to rear - 3.17m max x 1.63m max (10'5" x 5'4")
 Bedroom One to rear - 3.73m max x 4.04m (12'3" x 13'3")
 Bedroom Two to front - 4.09m x 3.25m (13'5" x 10'8")
 Bedroom Three to front - 2.97m x 2.01m (9'9" x 6'7")
 Family Shower Room to rear - 2.29m x 2.62m max (7'6" x 8'7")

An immaculate modern detached property benefitting from three bedrooms, lounge, spacious family dining kitchen, utility room, guest WC, family shower room, rear garden, garage and off road parking.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		84
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

COUNCIL TAX BAND: E
 EPC Rating: C
 Tenure: Freehold



Total area: approx. 1286.2 sq. feet

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50

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